Minimum Inspection for Decatur County

A 24 HOUR NOTICE IS REQUIRED ON ALL INSPECTIONS

"RE-INSPECTION FEE WILL BE $100.00"

The following code, IBC, references apply to the proposed construction for which this permit is issued. Review this sheet and ask any question you might have prior to construction. These items will be checked when site is inspected.

FOOTING: All footer inspections must be made before any concrete is poured.

_____R401.3 Drainage - The final grade away from foundation walls shall fall a minimum of 6 inches Within the first 10 feet.

_____403.1 Minimum depth of footing to be 24 inches below final grade and 12 inches below existing grade. Footing size to be based on allowable soil pressure of 2000 pounds per square foot.

_____403.1 Anchor bolts are to be ½ inch diameter, within 12 inches of corners and placed MAXIMUM 6 feet o.c. Bolts must be grouted 15 inches into masonry units and 7 inches into poured concrete. Approved straps may be substituted IF they meet required depth placement and are 42 inches o.c. maximum; refer to manufactures instructions.

_____403.1 Footer will be smooth and on solid ground. 8 inch block needs footer 16 inches wide minimum. Footers must be twice as wide as wall minimum with 3/8, ½ inch, or 5/8 inch rebar in footing with 2 runs, placed in footer 5 inches apart, at the middle of cement when poured.

_____403.1 Two story homes require a minimum of 8 inches of concrete in footer.

_____403.1 Footers for dwellings and attached garages:

1. Footers must be a minimum of 24 inches deep.
2. There must be a minimum of 6 inches of concrete in the footer, 2-story home 8 inches deep.
3. Whatever size block is used, the width of footer must be twice the width of block, 10 inch block for basement when using brick. (Example: if the block used is 8 inches wide, the footer must be 16 inches wide.)
4. Rebars are needed in dwellings. Either 3/8 inch, ½ inch, or 5/8 inch is required.
5. Rebars are required in all dwelling and garage footers – wire or fiber concrete in garage floor.
6. Rebar in poured basement and garage walls
7. Horizontal – need 2 rebars each run with 3 or 4 runs of rebar 2 feet apart Vertical – rebars will be drilled in footer 5 feet apart (maximum) with rebars from footer to the top of the wall. Loops 5 feet apart may be substituted for drilling.

_____403.1 Footers for detached garages:

1. Minimum depth of footing is to be 24 inches below final grade.
2. If footer and floor are poured at the same time (monolithic pour), footer needs to be 12 inches wide and 12 inches deep or 18 inches deep and 8 inches wide. Rebar and wire are required. Maximum area 721 square feet. 24' x 30'.
3. If footer and floor are poured separately, follow instructions for attached garages.

_____403.1 Post holes for pole buildings:

1. Holes must be at least 36 inches deep
2. Holes must be wide enough to accommodate the size of pole

Recommended that 2 bags of concrete be used for each pole hole

_____403.1 Mobile home footers (single or double wide)

1. Footer needs to be 24 inches deep.
2. Footer needs to be 24 inches wide for load bearing pads or for block piers.
3. Need minimum of 6 inches of concrete and come up with blocks or can be all concrete.
4. Rebar is required, or fiber in concrete.

_____403.1.3 Footer-rebar must be in footer and up on stands when inspected

FOUNDATION, CRAWLSPACE, & BASEMENT

_____404.1 MINIMUM thickness of foundation requirements, and MAXIMUM level of backfill allowed.

_____405.1 Perimeter foundation drain required, perforated drain pipe inside and outside basement footers covered with stone (outside), 6 inch minimum.

_____406.1 Damp-proofing of exterior basement required from footing to finished grade. Damp-proofing to consist of bituminous application and water proof membrane, or other approved means.

_____322.1 Pressure treated lumber plates required and polystyrene board under plate.

_____408.2 Ventilated Crawlspace: Vents to be placed within 4 feet of foundation corners, and not in floor joist (one per 150 square feet). Sump pump pit or one or more basement drains in floor is required. VAPOR BARRIER REQUIRED. (IECC) Plastic under 2 inches of gravel. Non-ventilated Crawlspace: Insulation must be permanently attached to the interior or exterior of walls. Exposed earth must be covered with Class 1 vapor retarder. Overlapping joints must be taped.

_____408.3 Minimum crawlspace access hole 18" x 24" in floors or 16"h x 24"w when in walls.

_____408.4 Under-floor space shall be cleaned of all vegetation, debris, etc.

_____405.23 Crawlspaces are to be graded so as to direct any water to a central point where a drain or sump pit 18" diameter by 24" deep is to be provided.

_____703.7 Masonry veneer is to be applied and supported as detailed.

_____703.8 Flashing – Approved corrosion resistive flashing shall be provided in the exterior wall envelope, in such a manner as to prevent entry of water in the wall cavity or penetration of water to the buildings structural framing components. The top of all exterior windows and door openings, in such a manner as to be leak-proof within a minimum of 1.5 moisture barrier.

_____ Basement walls must be insulated

FRAMING & DESIGN

_____310.1 Sleeping rooms are required to have at least one emergency egress opening (window or exterior door). Egress windows must have a MINIMUM net clear opening of 5.7 square feet when removable sash used and the sill shall not be more than 44" from the floor. 821 square inch = recommend 36" x 36" or larger

_____602.8 Fire-stopping shall be provided to cut off all concealed vertical and horizontal draft openings.

_____502.2.1 **Decks** – deck plates need to be bolted or lag screwed to the house.

_____502.5 Girder beam sizing and support spacing requirements.

_____802.3.1 **Trusses** – All trusses must have hurricane fasteners

_____802.4 Ceiling joist, floor joist, rafter and purlin size and allowable span requirements.
_____802.10 Truss design and bracing requirements. TRUSS SPECIFICATION REQUIRED.
_____807.1 Any attic space of 30" or more must have an access opening no smaller than 22" x 30".

STAIRWAYS & LANDINGS

_____311 **Handrails** – need hand rails on four or more risers
_____311.2.2 **Under stairs** – enclosed space with door or access panel, must be protected on all sides with at least ½" gypsum board.
_____311.5.1 **Steps** – Riser height should be no more than 8 1/4" and step depth of not less than 9".
_____312.1 A minimum 36" x 36" landing is required on each side of an egress door.
_____314 – 315 All stairways must have handrails having MINIMUM and MAXIMUM heights of 30" and 34" measured from the tread nosing. Open side of decks and balconies must have guardrails at least 36" height. Handrail/guardrail combinations on open stairs must be between 34" and 38". Spindle separation to be 4" or less. Headroom clearance must be 6'8" or more. The handgrip portion of the handrails shall have a grip size in a circular cross section of 1 ¼ inches minimum to 2 7/8 inches maximum.

GARAGES

_____309.2 Garages attached or within 6' of residence must be completely separated from living and attic space by a MINIMUM of ½" gypsum board on garage side.
_____309.1 Doors entering the residence from the garage are to be a MINIMUM 1 3/8" solid core wood or metal door without windows or openings.
_____309.3 Garage floors shall be sloped toward the main vehicle entry doorway, or to central drain.
_____602.7 Garage door header requirements

SMOKE DETECTORS

_____313.1.1 **Smoke detectors** – New construction, when house goes under alterations or additions, if the attic or crawl space is accessible, the whole house must be brought up to code by hard wire and battery back up smoke detectors. If the attic or crawl space is <u>not accessible</u>, the whole house must have battery back up smoke detectors where it is not accessible.
_____317 **Fire stopping** – Concealed areas thru floor and ceiling, breech thru top plate, ceiling suspended under floor framing, floor framing constructed of truss type, open web or perforated members.
_____317.1 Detectors shall be installed in each sleeping area, outside each separate sleeping area in the vicinity of the bedroom shall be hard wired, equipped with battery back-up power and shall be interconnected so to operate simultaneously. Additions or alterations to existing buildings require some detector protection for entire structure.

INSULATION

_____ Building envelope must be caulked and sealed.
_____ Indiana Energy Conservation Code, 2012 Edition
R-38 Ceiling R-10 Crawlspace R-30 Floor
R-20 Walls R-10 Underslab
R-10/13 Basement Walls - R-10 continuous insulated sheathing on interior or exterior Of the basement OR R-13 cavity insulation on the interior of the basement wall

ELECTRICAL: Electrical Code E3303.2 675 (IAC 14-4.2-183)

_____ Service disconnecting means to be located at a readily accessible location either outside of buildings or structure, or inside nearest the point of entrance of the service conductors

A. Grounding is required for customer's service entrance equipment. Grounding shall be in accordance with the provisions of the National Electrical Code 2002.
B. A ground connection for customer's service equipment shall not be made in or on the meter-mounding device for the Electric Companies meter except meter mounting device with built-in disconnect. Ground wire shall be required to be in ½ inch steel or gray conduit and the ground connecting must be exposed for inspection purposes only.
C. Conduit to meter base must be 2 " rigid steel, or Schedule 80 PVC (Gray Conduit), and must extend minimum 18" below grade. No entrance cable allowed to be used inside conduit. **Schedule 40 is not permitted.**
D. A SERVICE DISCONNECT is required on all services, if not back to back.
E. All meter bases are required to be **tagged** before any electric company will provide service.
F. The base must be permanently attached to the dwelling/building. This includes modular homes. EXCEPTION – any modular, manufactured, or mobile home not on a permanent foundation, MUST be on a meter pedestal.

_____3802 Over-current device (service panel) shall not be located in clothes closets or bathrooms.

_____3802 Ground Fault Circuit Interrupter (GFCI) protection must be provided in all bathrooms, garages, basements, exterior outlets, all counter top outlets in kitchens and outlets within 6 feet of wet bars. (See Section 210-8 for exceptions)

_____3801.2.2 Dwelling unit outlets shall be placed so that no point on continuous wall space (2 feet or wider) is more than 6 feet from an outlet. Counter top outlets in kitchens and dining areas are required to be located so that no place along the wall is more than 24 inches from an outlet. Island and peninsular counter tops with short dimension 12 inches or grater and dimension 24 inches or greater need an outlet. Bathrooms require GFCI protected outlet adjacent to each basin installed.

_____3903.11 Clothes closet light fixtures must be closed-bulb type or fluorescent.

_____4104.4 Ceiling fan outlet boxes must be listed and identified for fan support

_____NEC300.4D Minimum of 5 inch steel plate over wiring that is not 1 ¼ inches back from the face of the stud wall.

_____3601 Branch circuits wiring 14-2 or 12-2 copper based on load.

PLUMBING-HEATING VENTILATION & AIR CONDITIONING

_____2446.1 Water heater discharge pipe/pressure relief valve to be of approved material and have MINIMUM 1 inch air gap to 6 inch MAXIMUM.

_____2005.2.1 Gas water heater placement restrictions: hazardous locations, under stairways, bedrooms, bathrooms, clothes closets, closet type spaces opening into bedrooms and bathrooms.

_____2406.2 Gas furnaces placement restrictions: hazardous locations, under stairways, bedrooms, bathrooms, , clothes closets, closet type spaces opening into bedrooms and bathrooms.

_____1401.1 Heat producing appliances shall be installed with burners, burner ignition devices or heating elements and switches at least 18 inches above the garage floor level.

_____2401 Condensation drip leg required in gas piping. (NO COPPER TUBING will be used for gas appliances or for other uses in any building.

_____2401 Accessible shut-off valves shall be within 6 feet of appliance and in same room or space for fuel and gas piping.

_____1701.1 Requirements of combustion air amount and source.

_____1408.1 Venting of fuel burning appliances.

_____2603.1 Minimum of 5 inch steel plate over plumbing that is not 1 ¼ inch back from the face of the stud wall.

_____2601.1 Water lines to be tested 50 lb. P.S.I. for 15 minutes. Vent pipes, 5 pounds for 15 minutes.

_____2904.4 Minimum water supply pressure rating. Minimum working pressure for piping shall be 160 P.S.I. at 73 degrees Fahrenheit.

_____2903.3.1 Pressure-reducing valve. Maximum average static pressure shall be 80 P.S.I. When main pressure exceeds 80 P.S.I., valve shall be installed on the domestic water branch main.

BATHROOMS

_____P3101.1 Light and ventilation requirements. Vent to outside.

_____303.1 Glazed areas within 60 inches of tub/shower drain level to be tempered glass.

_____702.4 Moisture resistant drywall to be used in areas subject to water splash

_____2708.3 Shower valves to be of the pressure balancing type

_____4101.1 Whirlpool tubs shall have access to motor-pump assembly.

FIREPLACES

_____602 Fire stopping requirements for chimney chases

_____1001.1 Masonry chimney construction requirements.

_____1003.7 1001.14 Chimney clearances and hearth extension requirements

_____1004.1 Factory built fireplace installation requirements

_____1001.6 Chimneys shall extend at least 2 feet higher than any portion of the building within 10 feet, but shall not be less than 3 feet above the point where the chimney passes through the roof.

_____ Fireplace walls must include an air barrier

_____ New wood burning fireplaces shall have outside combustion air and gasketed doors.

ENERGY CERTIFICATE REQUIRED IN OR ON PANEL BOX

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